

Monterey County

Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, August 11, 2022

9:30 AM

Monterey County Zoning Administrator

Mike Novo, Zoning Administrator

9:30 A.M - CALL TO ORDER

The meeting was called to order by Zoning Administrator Novo at 9:30 a.m.

Zoning Administrator Novo went over Zoom procedures.

ROLL CALL

Present:

Mike Novo, Zoning Administrator

Representative from Environmental Health, Bryan Escamilla

Representative from Engineering Services, Armando Fernandez

Absent:

Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Public correspondence received and distributed for Agenda Item No. 2 PLN210052 – Wood.

ACCEPTANCE OF MINUTES

- A. Approval of the July 28, 2022 Monterey County Zoning Administrator meeting minutes.

The Zoning Administrator accepted the July 28, 2022 Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. **PLN200282 - FORRESTER JOHN DAVID & OKUMOTO NAOKO TRS**

Public hearing to consider the approving a Combined Development Permit consisting of:

- a) A Coastal Administrative Permit and Design Approval to allow the reconstruction of an existing 1,231 square foot single family dwelling with a 188 square foot first story addition and 1,263 square foot second story addition, and construction of a 415 square foot attached carport;
- b) A Coastal Development permit to allow the removal of one (1) Oak tree; and
- c) A Coastal Development Permit for development on slopes in excess of 30 percent.

Kayla Nelson, project planner, presented this item

Public Comment: Applicant Agent, Braden Sterling

Decision: The Zoning Administrator found that the project involves the reconstruction of an existing single family dwelling which qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and none of the exceptions pursuant to Section 15300.2 apply and approved a

Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow the reconstruction of an existing 1,231 square foot single family dwelling with a 188 square foot first story addition and 1,263 square foot second story addition, and construction of a 415 square foot attached carport; a Coastal Development Permit to allow the removal of one (1) Coast live oak tree; and a Coastal Development Permit for development on slopes in excess of 30 percent.

2. PLN210052 - WOOD WAYNE A & WOOD COREY TRS

Public hearing to consider the construction of a 2,811 square foot two-story single family dwelling inclusive of a 541 square foot attached garage, a 236 square foot attached non-habitable accessory structure, 1,662 square feet of stone patios, a 344 square foot trellis, and front yard gate and fence. The project includes removal of 1 Coast Live Oak tree and grading of approximately 51 cubic yards of cut and 93 cubic yards of fill.

Project Location: 3074 Lopez Road, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption per CEQA Guidelines section 15303

Kayla Nelson, project planner, presented this item.

Public Comment: Applicant Agent, Samuel Pitnick

Decision: The Zoning Administrator found that the project involves the construction of a single family dwelling which qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions contained in Section 15300.2 apply; and approved a Design Approval to allow the construction of: a 2,811 square foot two-story single family dwelling inclusive of a 541 square foot attached garage; a 236 square foot attached non-habitable accessory structure (office and gym); 1,662 square feet of stone patios, a 344 square foot trellis, 12 foot 6 inch wide driveway gate, and a 6 foot high front yard fence; and approved a Tree Removal Permit to allow removal of 1 Coast live oak tree.

3. PLN210319 - CHASNEMEL

Public hearing to consider a follow up to an Emergency Coastal Development Permit (PLN190279), for a retaining wall and drainage improvements to prevent slope movement in an area that was affected by a 2017 winter storm season.

Project Location: 50257 Highway 1, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

Craig Patton, project planner, presented this item.

Public Comment: Applicant Agent, Michael Linder

Decision: The Zoning Administrator found that the project involves the placement of a retaining wall and associated drainage improvements and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow the after-the-fact construction of an approximately 70 foot long retaining wall; a Coastal Development Permit for development on slopes greater than 30%; and Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The Zoning Administrator added language that the construction was done as part of the earlier Emergency Permit.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 10:07 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Peterson, Zoning Administrator Clerk

APPROVED ON _____